

**Unit 2, Riverside House, Mill Lane
Newbury, RG14 5RE**



Offices

Flexible Terms Available

2,236 sq ft

TO LET

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP

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IMPORTANT:

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Location

The property is situated in Mill Lane approximately ¼ mile from Newbury town centre, close to the junction with the A339.

Mill Lane comprises a number of mixed uses including vehicle sales repair and maintenance, storage and office facilities.

Description

The property comprises a mid-terrace, two storey purpose built office building with car-parking to the rear.

Amenities

- **Suspended ceilings**
- **Gas fired central heating to radiators**
- **Perimeter trunking**
- **9 car-parking spaces**
- **Flexible lease**

Accommodation

Ground Floor	1,106 sq ft	102.75 sq m
First Floor	1,222 sq ft	113.52 sq m
Total	2,328 sq ft	216.27 sq m

Tenure

The property is available under a new lease on a full repairing and insuring terms for a period to be agreed.

Any lease to be drawn outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Rent

Rental offers in the region of £25,750 per annum exclusive.

Business Rates

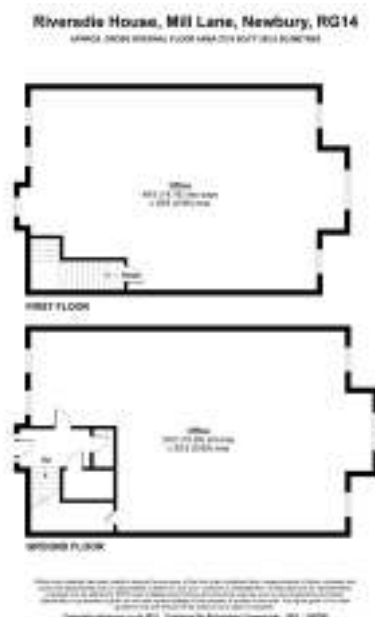
Rateable Value £18,000

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC



FLOOR PLAN



VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

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October 2012.

Subject to Contract